

CITY OF DEKALB
Annie Glidden North Revitalization Plan Task Force Meeting
DeKalb County Community Outreach Building – Conference Room West
September 12, 2018 5:30 p.m.

The Annie Glidden North Revitalization (AGN) Plan Task Force held a meeting on September 12, 2018 at the DeKalb County Community Outreach Building, 2500 N. Annie Glidden Road, DeKalb, IL.

Task Force Chair Herb Rubin called the meeting to order at 5:30 p.m.

The agenda was approved.

- A. Roll Call:** The following AGN Task Force members were present: Michelle Bringas, Deanna Cada, David Castro, Chad Glover, Will Heinisch, Tiara Huggins, Dan Kenney, Andrew John Knox, Christi Krupp, Mohammad Libadi, Michael Newman, Patti Perkins, Mike Pittsley, Valerie Redmond, Herb Rubin (Chairperson), Kurt Thurmaier, Ellingsworth Webb, Denise Weinmann.

The following City staff/City Council members were present: Management Analyst Aaron Stevens, Community Development Director Jo Ellen Charlton, Economic Development Planner Jason Michnick. Alderman Bill Finucane, Alderman David Jacobson. Attending from Northern Illinois University (NIU) Center for Governmental Studies (CGS) was Research Associate Mim Evans. Attending from Camiros was planning consultant Adam Rosa.

Minutes were recorded by Mim Evans.

B. Public Participation: None

Bill Finucane read statement from the Mayor.

C. Items for Discussion/Action

1. Draft AGN Revitalization Plan Review and Discussion

Task Force Chair Herb Rubin explained that this meeting would be a discussion of the plan. Formal voting would be at a subsequent meeting.

Aaron Stevens thanked the group. The main point tonight is to focus on the core projects and provide feedback on these or other major components of the plan and implementation process.

It was asked if the top ten projects are in any certain order? Consultant Adam Rosa said they are in an order Camiros thought made the most practical sense based upon what they have seen work in other communities and what projects have real potential. This meeting could change that.

A point was made regarding page 15, second paragraph. The AGN pop is 23% of DeKalb's population. We have not focused on that fact. It is essential to reintegrate this neighborhood into the city. This is about DeKalb's future. How to go from survive to thrive?

Discussion followed regarding the need to pull people into the neighborhood from the broader community. It was also stated that NIU cannot be separated from the city. Both parties must be involved.

Multiple people voiced support for the community food and education center.

It was stated that the neighborhood needs to have a career prep center, and this is not in the ten projects. Aaron Stevens said it is included through a combination of projects in the Community Services section.

The social services component for University Village will be kicked off on September 18 and will include Worknet and other agencies.

The group broke into three smaller groups to discuss the draft plan and arrive at desired changes. Aaron explained that the goal tonight is to come up with draft motions for final changes. We will vote on the draft motions at the next and final task force meeting. Aaron handed out copies of feedback with potential draft motions that he received from Task Force members prior to the meeting for the group to consider.

The group came back together at 6:34 p.m.

a. Draft motions/recommendations for modifications to final plan to be voted at a future meeting.

Commercial and Safety group: They agree with the list of draft motions/changes that was provided but stated that the first 4 projects listed on the Core Transformation Projects page should be the early focus. It was stated that a neighborhood organization could oversee the community services/transportation aspects, but that a CDC type organization should have the focus on residential/commercial development projects.

Transportation Group: Item A13, the sidewalk to the health department, should be in A1, not combined with bike paths. A7 was a medium priority and should be moved to the low group.

Community Services: Herb Rubin stated that their group agreed with the list of changes/draft motions provided. Herb stated that there is no apparent ordering of projects on the Core Transformation Projects page but that he and many on the Task Force are very supportive of Project B1 “Establish a Community Food and Education Center” as the first project listed. There was discussion as to why there is not a direct order of projects and how different initiatives can be taking place simultaneously so there doesn’t necessarily need to be a set order for projects.

There was discussion of the need for a City staff person focused on implementation.

There was discussion that Welsh Park should have year-round activities and a multi-activity center/community center program.

Herb Rubin: We need to write a motion to submit the plan to the council for approval.

Aaron discussed the proposed community development corporation (CDC). It would oversee Implementation. What is the consensus on CDC? Who funds it? Where does the staff person reside? CDCs generally start with a specific focus such as housing or food. The focus requires expertise in a certain area. Then there is the question if there is an existing organization that could do this. The point is that CDC is complex undertaking. A neighborhood association could be an intermediate step. They can focus on advocacy. It was stated that the neighborhood organization is necessary to carry forward project efforts on the behalf of residents in the AGN Neighborhood and serve as a liaison to the area.

Adam suggested considering a CDC around the food and community education project. A discussion of whether or not to support creation of a CDC followed. There was consensus that the

food project was progressing well and the AGN plan should not turn into an obstacle for it to have to overcome. It was suggested that then CDC focus on commercial or housing development.

Some task force members do not support creating a CDC. A CDC focused on this neighborhood makes it a neighborhood issue rather than citywide issue. They want to keep City oversight. There are groups around issues. They do not want another organization to coordinate with and that is not accountable to tax payers.

Supporters of a CDC said we need something that has long-term sustainability outside of the City. There is turnover with City administration and the Council and Mayor. City staff has other projects they need to work on. An organization is needed to access some funds only available to 501c3. Also, it would be helpful to have an agency that can request reinvestment money from banks.

It was suggested that the wording could be “consider creating a CDC or similar organization”. The group agreed to this change.

Aaron will work with Herb to arrange the next meeting date. Aaron asked task force members to send him dates they cannot meet between now and Oct 1. The meeting will start at 6:00 p.m. to make sure people are here to vote.

D. ADJOURNMENT

Motion to adjourn at 7:10. Motion seconded. Motion passed.

Mim Evans, Research Associate, CGS

Minutes approved by the AGN Task Force Meeting on: [insert date of approval]